



**STAFF REPORT
HOLLISTER PLANNING COMMISSION
MEETING DATE: October 24, 2024
REPORT # Community Development-2024-15**

AGENDA ITEM: CONTINUED FROM THE SEPTEMBER 26, 2024 PLANNING COMMISSION MEETING 2101 BERT DRIVE – MINOR SUBDIVISION 2024-1

DEPARTMENT HEAD: Rod Powell, Assistant City Manager

STAFF CONTACT: Brendon Coye, Associate Planner

RECOMMENDED ACTION: Hold a public hearing to consider and adopt a resolution approving Minor Subdivision 2024-1 for the parcel zoned as light industrial located at 2101 Bert Drive.

CEQA: This Project is exempt from CEQA pursuant to Section 15315, Minor Land Division.

PROJECT DESCRIPTION:

The applicant is proposing a Minor Subdivision to subdivide an approximately 9.91-acre semi-developed parcel into two individual parcels. The project consists of one parcel located on Bert Drive between Apollo Way to the north and Fallon Road to the south, further identified by San Benito County Assessor Parcel Numbers: 051-120-047. The northern portion of the parcel at Bert Drive and Apollo Way is vacant while the southern portion of the parcel located at Bert Drive and Fallon Road is developed for warehouse purposes and industrial manufacturing. The parcel is located in the Light Industrial (M1) Zoning District.

ANALYSIS:

Vesting Tentative Map (Sheet 1):

The parcel located at 2101 Bert Drive is semi developed with a portion of the parcel used for light manufacturing and warehouse purposes while the other portion of the parcel is vacant. The applicant is proposing to subdivide the existing 9.91-acre parcel into two individual parcels, referenced on the Vesting Tentative Map as Parcel 1 and Parcel 2. The resultant parcels would align with the existing portions which are currently one parcel. The southern parcel (Parcel 1) would measure 5.91-acres while the northern parcel (Parcel 2) would measure approximately 4.00-acres.

The following satellite imagery in Figure 1 depicts the location of the project site and the sounding area:

Figure 1: Project Site and the Surrounding Area



The following proposed Vesting Tentative Map in Figure 2 would formally split the existing parcel into two lots, with no changes to the existing zoning. The applicant is not proposing any development of the parcels as a part of this Minor Subdivision Application.

CONCLUSION: The applicant is proposing a Minor Subdivision to subdivide an approximately 9.91-acre parcel into two individual parcels. The existing parcel is partially developed with the southern developed portion to be subdivided into a 5.91-acre parcel while the northern vacant portion will be subdivided into a 4.00-acre parcel. No associated development proposals or entitlements beyond this minor subdivision are being sought. The project site, located along Bert Drive between Apollo Way to the north and Fallon Road to the south in the Light Industrial (M1) Zoning District is currently used for warehouse purposes and light manufacturing. The proposed project meets the Goals and Policies of the General Plan and the Zoning Ordinance. Conditions of Approval have been included to ensure that the project will continue to comply with all Hollister regulations, will not impact the surrounding area, and will maintain an attractive site.

PREVIOUS COUNCIL OR COMMISSION ACTION: None

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving MS 2024-1, subject to the findings and conditions contained in the draft resolution (Attachment 1);
2. Adopt a Resolution approving MS 2024-1, with findings or conditions of approval modified by the Planning Commission;
3. Deny the proposed Project; or
4. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

ATTACHMENTS:

1. Resolution approving MS 2024-1
2. Vesting Tentative Map

GENERAL INFORMATION:

Applicant	Brian Foucht 601 Abrego Street Monterey, CA 93940
Property Owner	Marich Confectionary Inc. c/o Leonard Spelt 2101 Bert Drive Hollister, CA 95023
Location/Address	2101 Bert Drive
Assessor Parcel Number(s)	051-120-047
General Plan Designation	Industrial
Zoning District	Light Industrial (M1)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current Use of Property
Project Site	M1	Industrial	Industrial/Manufacturing
North	M1	Industrial	Industrial/Manufacturing
South	M1	Industrial	Industrial/Manufacturing
East	County Island	Low Density Residential	Low Density Residential
West	M1	Industrial	Industrial/Manufacturing